

074.0

0001

0003.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,059,700 / 1,059,700

1,059,700 / 1,059,700

ASSESSED: 1,059,700 / 1,059,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
66		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1: FIORI MARGERY &	
Owner 2: FIORI DANIEL	
Owner 3:	

Street 1: 66 MELVIN ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: RAYTHATHA JIGAR & KINNARI -

Owner 2: -

Street 1: 66 MELVIN ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,600 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Wood Shingle Exterior and 2428 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10600		Sq. Ft.	Site		0	70.	0.70	4									516,603						516,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct	
101							10600.000		543,100				516,600		1,059,700								46532	
																							GIS Ref	
																							GIS Ref	
																							Insp Date	
																							10/09/18	

USER DEFINED

Prior Id # 1:	46532
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:58:53
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 074.0-0001-0003.B

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	543,200	0	10,600.	516,600	1,059,800	1,059,800	Year End Roll	12/18/2019
2019	101	FV	401,800	0	10,600.	516,600	918,400	918,400	Year End Roll	1/3/2019
2018	101	FV	400,600	0	10,600.	442,800	843,400	843,400	Year End Roll	12/20/2017
2017	101	FV	400,600	0	10,600.	413,300	813,900	813,900	Year End Roll	1/3/2017
2016	101	FV	382,600	0	10,600.	354,200	736,800	736,800	Year End	1/4/2016
2015	101	FV	362,400	0	10,600.	317,300	679,700	679,700	Year End Roll	12/11/2014
2014	101	FV	362,400	0	10,600.	293,700	656,100	656,100	Year End Roll	12/16/2013
2013	101	FV	362,400	0	10,600.	280,100	642,500	642,500		12/13/2012

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAYTHATHA JIGAR	66216-480		10/13/2015		940,770	No	No		
LEE CHARLES V &	56565-362		3/7/2011	Change>Sale	725,000	No	No		
	13385-736		2/1/1978		65,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2019	912	Redo Bat	26,500	C				
4/5/2011	232	Redo Kit	35,000					
7/7/2010	789	Re-Roof	3,550					INSTALL RUBBER ROO
6/15/1993	267		22,000					13X27 PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
4/29/2016	Sales Review	PT	Paul T
6/27/2012	Left Notice	JBS	JOHN S
2/28/2009	Meas/Inspect	372	PATRIOT
4/20/2000	Inspected	243	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
12/1/1988		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	05 - Garrison			Full Bath:	1	Rating:	Good	PDAS.											
Sty Ht:	2 - 2 Story			A Bath:		Rating:													
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Good											
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good												
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:		%			OthrFix:		Rating:												
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	CREAM			A Kits:		Rating:													
View / Desir:				Fpl:	3	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C+ - Average (+)			CONDOS INFORMATION															
Year Blt:	1961	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:			Total Units:														
Jurisdct:	G17	Fact: .			Floor:														
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:		1	8	4	M						
Sec Int Wall:		%			Economic:			Additions:											
Partition:	T - Typical			Special:			Kitchen:												
Prim Floors:	3 - Hardwood			Override:			Baths:												
Sec Floors:	4 - Carpet			Total:	4.6	%	Plumbing:												
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	135.00	COMPARABLE SALES				Heating:									
Bsmnt Gar:					Size Adj.:	1.15119326	Rate	Parcel ID	Typ	Date	Sale Price	Totals							
Electric:	3 - Typical			Const Adj.:	0.99495000														
Insulation:	2 - Typical			Adj \$ / SQ:	154.626														
Int vs Ext:	S			Other Features:	118426														
Heat Fuel:	1 - Oil			Grade Factor:	1.10														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1				NBHD Mod:														
% Heated:	100				LUC Factor:	1.00													
Solar HW:	NO				Adj Total:	569249													
% Com Wall:					Depreciation:	26185													
					Deprecated Total:	543063													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 074.0-0001-0003.B										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		16X8	A	AV	1980		0.00	T	31.2	101						
More: N	Total Yard Items:				Total Special Features:				Total:										